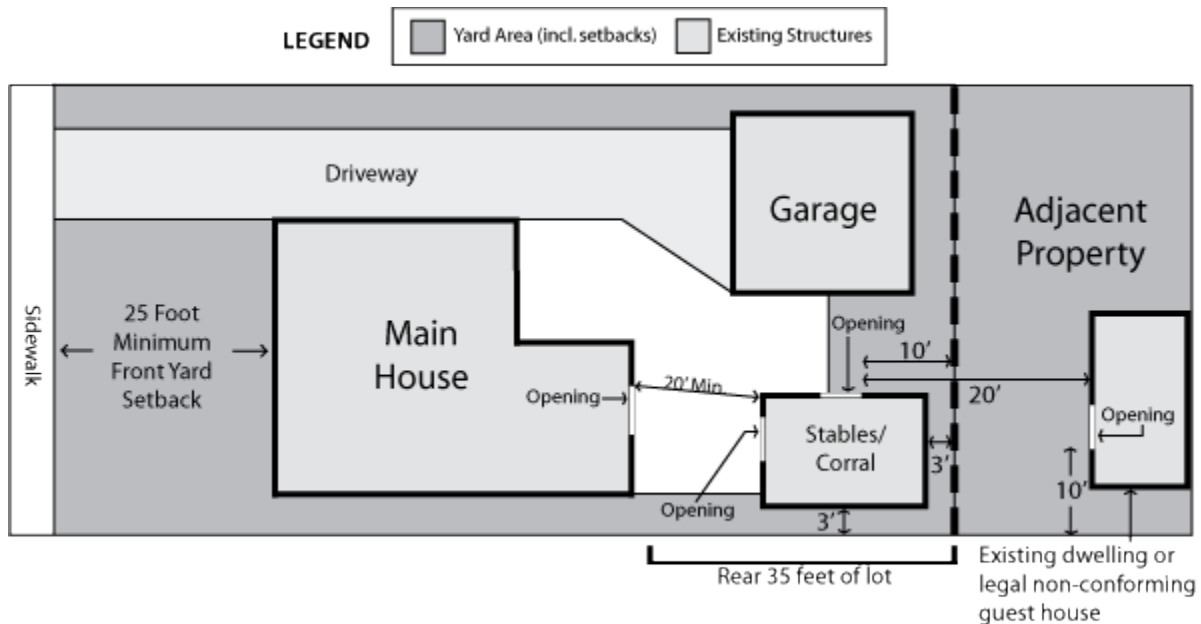


## Standards for Non-Commercial Stables and Corrals



### Stables:

Non-commercial stables must be located within the rear 35 feet of the lot and set back a minimum of 10 feet from the rear and side property lines. However, if the property line abuts a street or alley, or if the following criteria are satisfied, then the stable must comply with the accessory structure setback requirements for side and rear property lines:

- A) The stable is completely enclosed by walls and a roof
- B) The stable has no doors, windows, or other openings within 10 feet of the property line
- C) All walls located within 10 feet of the property line have a smooth, hard, non-absorbent interior finish and are constructed of: **1)** Reinforced masonry at least eight inches thick, **2)** Reinforced concrete at least six inches thick, or **3)** Another material approved by the Building Official as being equally strong, durable, and resistant to sounds and odors arising from within the stable.

### Corrals:

Non-commercial corrals must be located within the rear 35 feet of the lot, and must be enclosed by a fence or other enclosure. They must comply with the setback requirements for accessory structures.

### Accessory Structure setback requirements:

Accessory structures are permitted to encroach up to within 3 feet of the rear property line and interior side property line (but not beyond the setback plane). The 3 foot rear and side setbacks are not required for accessory structures along a rear or side property line which abuts an alley. However, the setback plane still applies.

Doors, windows, and other openings in any dwelling unit or legal nonconforming guest house must conform to the following requirements:

- A) Such openings must be at least 20 feet away from any exterior wall, post, or enclosure of any stable or corral on the same lot and other lots.
- B) Such openings must be at least 10 feet from the rear and side property lines when constructed within the rear 35 feet of the lot.